

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, MAY 4, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:00 pm. Recording Secretary Gremminger called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Members Iverson and Lynch.

MEMBERS ABSENT: Board member Tilos.

STAFF PRESENT: Cathy Woodbury, Planning & Building Director, Emily Pudell, Planner II, Miriam Delegrange, Development Services (DSD), Debbie Gremminger, Recording Secretary.

MINUTES:

M/S to approve the April 6, 2006 minutes as presented. 4-0-1.

Ayes: 4; Noes: 0; Absent: 1; Motion carries.

ACTION ITEMS:

1. Certificate of Approval – CA06-0007 – Applicant: The New Zealander – 1400 Webster Street. The applicants request approval to relocate the historically designated Croll's sign by lifting it approximately 12-inches. The sign is being raised to accommodate the addition of the tenant's business signage. The site is located at 1400 Webster Street within a C-C, Community commercial Zoning District.

Emily Pudell summarized the staff report. Ms. Pudell informed the Board that he applicant has informed staff that he is not proposing to restore the existing sign as it states on the application for the Certificate of Approval. He has discovered that doing so could possibly damage the historic sign and would be too expensive. Staff is recommending approval of the Certificate of Approval.

Chair Anderson opened the public hearing.

Sherri Steig, WABA spoke in favor of the Certificate of Approval.

Nolan Steig spoke in favor of the Certificate of Approval.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the

floor to Board discussion.

In response to Board Member Lynch's inquiry regarding if a historic sign survey has ever been done, Ms. Pudell stated no.

Ms. Pudell stated that the proposal to raise the existing Croll's 12-inches from its current position so that the new tenant signage can meet the current height requirements.

M/S (Miller, Lynch) to approve Certificate of Approval, CA06-0007, for the alteration of a historically designated sign at 1400 Webster Street. 4-0-1.

Ayes: 4; Noes: 0; Absent: 1. Motion carries.

2. Certificate of Approval – CA06-0008 – Applicant: Dan Adams for Dale and Kay Emerson – 1150 Bay Street. The applicant requests a Certificate of Approval to alter more than thirty percent (30%) of the value of a historically designated residential building located at the above address for the purpose of remodeling a 1970's addition. The site is located at 1150 Bay Street within an R-1, One-Family Residence Zoning District. (EP) Item 2

Ms. Pudell summarized staff report. Staff is recommending approval of Certificate of Approval, CA06-0008, with conditions as stated in the draft resolution.

There were no speaker slips. Chair Anderson opened the floor for board discussion.

The Board is in favor of approving the Certificate of Approval with the following revised conditions:

1. Revise the proposed roofline above the dwelling's main entrance to a style that is more compatible with the building's architectural style, subject to review and approval by planning staff as part of the Major Design Review process.
2. Revise the plans for the second-story rear deck to include supporting posts, columns, or decorative brackets to establish a more substantial feeling to its appearance, subject to review and approval by Planning staff as part of the Major Design Review process.
3. Revise your plans to use a more appropriate material and design for the front landing, including the guardrail, handrail, and balustrade, subject to review and approval by planning staff as part of the Major Design Review process.

M/S (Lynch, Anderson) to approve Certificate of Approval, CA06-0008, with the revised conditions. 4-0-1.

Ayes: 4; Noes: 0; Absent: 1. Motion carries.

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3. Certificate of Approval – CA06-0009 – Applicant: Mohamed Elhashash – 1530 & 1532 Ninth Street. The applicant requests a Certificate of Approval to alter more than thirty percent (30%) of the value of three historically designated single-family homes, located at the above addresses for the purposes of remodeling and restoring the buildings. The site is located at 1530 and 1532 Ninth Street within an R-4, Neighborhood Residential Zoning District. (EP)

Ms. Pudell summarized staff report. Staff is recommending approval of Certificate of Approval CA06-0009, with conditions as stated in draft resolution.

Chair Anderson opened the public hearing

Li-Shung Fu, Architect, spoke in favor of the Certificate of Approval.

Dick Rutter, 2205 Clinton Ave., stated that the golden mean has not been properly applied. He is not in favor of approving the Certificate of Approval.

Birgitt Evans, AAPS, concurs with Dick Rutter. She is not in favor of approving the Certificate of Approval.

Kevin Frederick, 1287 Caroline St., is not in favor of approving the Certificate of Approval.

There were no more speaker slips. Chair Anderson opened the floor to board discussion.

Board Member Lynch stated that there should be more detail around the windows to match other Victorian cottages built around the same time. She would like the new siding to match the existing. She is not in favor of approving this application.

Vice-Chair Miller stated that if this was a restoration, then they should restore it back to original. He stated that raising the house would drastically change the appearance of the building. He is not in favor of approving this application.

Board Member Iverson is not in favor of approving the application.

Chair Anderson would like all windows replacements to be wood. She agrees with the Board and is not in favor of approving this project.

Ms. Woodbury requested the Board re-open the public hearing to allow Miriam Delegrange, DSD, to speak.

M/S to re-open the public hearing. 4-0-1.

Ayes: 4; Noes: 0; Absent: 1. Motion carries.

Ms. Delegrange, project manager, informed the Board that this project will be providing much needed affordable housing. She also stated that the reason for raising the house is to provide ADA access. The reason why they are proposing vinyl windows on the sides of the house is so they can be energy efficient, however she does not have a problem with changing them all to wood.

Chair Anderson closed the public hearing.

M/S to approve the Certificate of Approval, CA06-0009, to alter more than thirty percent (30 %) of the value of three historically designated single-family homes at 1530, 1532 and 1532 ½ 9th Street. 0-4-1.

Ayes: 0; Noes: 4; Absent: 1. Motion denied.

REPORTS:

None.

WRITTEN COMMUNICATIONS: (Discussion only)

None.

ORAL COMMUNICATIONS:

Board Member Lynch would like to invite the Board to the Alameda Legacy Home Tour. Also, docents are needed.

STAFF COMMUNICATION:

Ms. Woodbury informed the Board that staff would like to schedule a study session to review the Design Guidelines.

On May 2, 2006 the City Council proclaimed May 2006 as National Preservation Month.

Staff has hired a consultant to assist with the revisions to the Historical Preservation Ordinance.

ADJOURNMENT:

The meeting was adjourned at 8:47 p.m.

Respectfully Submitted by:

Cathy Woodbury
Planning & Building Director

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